

**MANAGEMENT CERTIFICATE  
FOR  
CADDO DOWNS RESIDENTIAL COMMUNITY, INC.**

STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HUNT               §

The undersigned, being the Managing Agent of the Association, and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association: Caddo Downs Residential Community, Inc.

1.     The name of the subdivision: Caddo Downs.
2.     The name of the Association: Caddo Downs Residential Community, Inc.
3.     The recording data for the subdivision: See **Exhibit A**.
4.     The name and mailing address of the Association:  
  
                                  Caddo Downs Residential Community, Inc.  
                                  c/o Neighborhood Management, Inc.  
                                  1024 S. Greenville Ave., Suite 230  
                                  Allen, TX 75002
5.     The name and contact information for the Managing Agent of the Association:  
  
                                  Neighborhood Management, Inc. Attn:  
                                  Beverly Coghlan  
                                  1024 S. Greenville Ave, Suite 230, Allen TX 75002  
                                  Phone: 972.359.1548  
                                  Email Address: [managementcertificate@nmitx.com](mailto:managementcertificate@nmitx.com)
6.     Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7.     The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:	\$375.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Working Capital:	\$500.00

For all resale and refinance information, please go to: <https://www.homewisedocs.com>

*[ACKNOWLEDGEMENT PAGE FOLLOWS]*

**ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**CADDO DOWNS RESIDENTIAL COMMUNITY, INC.**  
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan  
Name: Beverly Coghlan

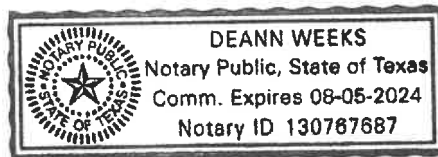
STATE OF TEXAS §

§

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 24<sup>th</sup> day of May, 2022, by Beverly Coghlan, Agent for the Association of CADDO DOWNS RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks  
Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Caddo Downs- Phase 1	DocumentNo.2020-00652
Caddo Downs – Phase 2	DocumentNo. 2021-04039
Declaration of Covenants, Conditions and Restrictions for Caddo Downs	DocumentNo.2020-05610
Community Manual	DocumentNo. 2020-05757
Adoption of Working Capital Assessment:	Document No. 2020-05759
First Supplement to Community Manual	DocumentNo.2021-18598
Notice of Plat Recordation	DocumentNo. 2022-06609